

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Adger A. Rodgers and H. A. Rodgers, of the County of Greenville in the State aforesaid, SEND GREETINGS:

WHEREAS, We the said Adger A. Rodgers and H. A. Rodgers in and by our certain note, of even date herewith, payable one day after date, am indebted to H. G. Clement in the sum of Six Hundred Dollars (\$600.00), with interest from date at seven per cent per annum, payable semi-annually, and if not so paid when due to be added to the principal and the whole to bear interest at seven per cent per annum, payable semi-annually until the whole sum of principal and interest is paid in full, And if it becomes necessary to collect this debt by suit or place it in the hands of an Attorney for collection, I agree to pay ten per cent additional on the principal and interest then due, as Attorney's fees.

NOW KNOW ALL MEN, That we the said Adger A. Rodgers and H. A. Rodgers in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said G. H. Clement according to the condition of the said note and also in consideration of the further sum of Three Dollars to us the said Adger A. Rodgers and H. A. Rodgers in hand well and truly paid by the said G. H. Clement, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said G. H. Clement, all that certain piece, parcel or lot of land, situate, lying and being in Oaklawn Township, County and State aforesaid, this being the same lot of land conveyed to us by deed of W. P. Rodgers to Adger A. Rodgers and H. A. Rodgers, bearing date of April 30th, 1940, said lot of land being more fully described in the said deed, recorded in office of Register of Mesne Conveyance for Greenville County, on the 2nd day of May 1940, in Vol. 221, Page 212.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said G. H. Clement, his Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said G. H. Clement, his Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said Adger A. Rodgers and H. A. Rodgers do and shall well and truly pay or cause to be paid, unto the said G. H. Clement the said debt, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED by and between the said parties, that we Adger A. Rodgers and H. A. Rodgers are to hold and enjoy the said premises until default of payment shall be made.

Witness our hand and seal this 3rd day of September in the year of our Lord one thousand, nine hundred and Forty and in the one hundred and Sixty-Fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

M. B. King
A. W. Boggs

met at R. Campbell

*Satisfied in full
Mar. 17-1943
G. H. Clement*

Adger A. Rodgers (SEAL)
H. A. Rodgers (SEAL)

THE STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PERSONALLY appeared before me M. B. King and made oath that he saw the within named Adger A. Rodgers and H. A. Rodgers sign, seal and as their act and deed deliver the within named deed, and that he with A. W. Boggs, witnessed the execution thereof.

Sworn to before me this
3rd day of September, A. D., 1940
A. W. Boggs (SEAL)

Notary Public for South Carolina.

#4529
6th DAY OF *May* 1940
M. B. King
R.M.C. OF GREENVILLE COUNTY, S.C.
12:30 O'CLOCK
AM PM

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, Geo. P. Wenck, Notary Public do hereby certify unto all whom it may concern, that Mrs. Kate C. Rodgers the wife of the within named H. A. Rodgers did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons, whomsoever, renounce, release, and forever relinquish unto the within named G. H. Clement his Heirs, and assigns, all her interest.